

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-04B-48124	DATE 4/26/11	PAGE 1 of 2
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ADDRESS OF PREMISES 117 North Park Drive, Brunswick, GA 31520-2185

THIS AGREEMENT, made and entered into this date by and between **Alliance Land Group, LLC**

whose address is 615 Glenwood Place, Dalton, GA 30721-3301

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows: WHEREAS, the parties hereto desire to amend the above lease to establish beneficial occupancy.

Paragraphs 1, 2, 3, 4 and 5 of the lease are hereby deleted in their entirety and replaced as follows:

- "1. The Lessor hereby leases to the Government the following described premises: A total of 2,800 Rentable Square Feet (RSF) of office and related space, consisting of 2,400 ANSI/BOMA Office Area Square Feet (ABOASF) in a newly constructed building located at 117 North Park Drive, Brunswick, GA 31520-2185."
- "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 1, 2011 through April 30, 2026, subject to termination and renewal rights as may be hereinafter set forth."
- "3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows: See Page 3, Paragraph 9.

TERM	ANNUAL RENT	RATE per RSF ¹	RATE Per OASF	MONTHLY RATE
05/01/2011 – 4/30/2021	\$107,828.00	\$38.51 ³	\$44.93	\$8,985.67
05/01/2021 – 4/13/2026	\$ 94,434.08	\$33.72 ⁴	\$39.35	\$7,869.51

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in paragraph 1 above.

Note 2. The rate per ANSI/BOMA office area square foot (ABOASF) is determined by dividing the total annual rental by the BOMA office area square footage set forth in Paragraph 1.

Note 3. Shell Rent \$27.74; Operating Costs \$5.99; Tenant Improvements \$4.78

Note 4. Shell Rent \$27.73; Operating Costs \$5.99"

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR **Alliance Land Group**

SIGNATURE <i>Mike B. Kinsey</i>	NAME OF SIGNER <i>MIKE B. Kinsey</i>
ADDRESS <i>615 Glenwood Place</i>	<i>Dalton, GA 30721</i>

IN PRESENCE OF

SIGNATURE <i>Jerry L Mathis</i>	NAME OF SIGNER <i>TERRY L MATHIS</i>
ADDRESS <i>PO Box 237 Dalton GA</i>	

UNITED STATES OF AMERICA

SIGNATURE <i>Brian Narducci</i>	NAME OF SIGNER Brian Narducci
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

- "4. The Government may terminate this lease, in whole or in part, at any time on or after April 30, 2021, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."
- "5. Rental is subject to the Government's measurement of plans submitted by the Lessor and/or a mutual on-site measurement of the space and will be based on the rate, per ANSI/BOMA office area square foot (ABOASF) as noted in Paragraph 3 above, in accordance with Clause 26 (PAYMENT), GSA form 3517, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ANSI/BOMA office area square footage requested in SOLICITATION FOR OFFERS, Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ALLIANCE LAND GROUP, LLC
P.O. BOX 1761, DALTON, GA 30722-1761
615 GLENWOOD PLACE, DALTON, GA 30721-3301
DUNS # 792754694

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS:

MBK
LESSOR

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GOV'T